

**MANAGEMENT CERTIFICATE
OF
SOMERSET SINTON RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Somerset Sinton Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Somerset Sinton.
2. The name of the Association: Somerset Sinton Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in San Patricio County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Somerset Sinton, recorded as Document No. 2023-733935 in the Official Public Records of San Patricio County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Somerset Sinton Residential Community, Inc., a Texas nonprofit corporation, c/o 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name:	Vision Communities Management
	Attn: Amber Anderson
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240.
Telephone Number:	972-612-2303
Email Address:	vcminfo@vcmtexas.com

7. Website to access the Association's dedicatory instruments: www.vcmtexas.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Resale Certificate - \$340.00.

Transfer Fee - \$175.00.

Working Capital Assessment - - \$100.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**SOMERSET SINTON RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

By: [Signature]
Name: Dale Janda
Title: Land Acquisition Mgr.

STATE OF TEXAS §
 §
COUNTY OF Bell §

This instrument was acknowledged before me on the June day of 2023 by Dale Janda the Land Acquisition Mgr. of Somerset Sinton Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Somerset Sinton, recorded under Document No. 2023-733935, Official Public Records of San Patricio County, Texas.
2. Community Manual for Somerset Sinton, recorded under Document No. 2023-733976, Official Public Records of San Patricio County, Texas.
3. Adoption of Working Capital Assessment for Somerset Sinton, recorded under Document No. 2023-733977, Official Public Records of San Patricio County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
SOMERSET SINTON

**San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk**

Instrument Number: 734072

eRecording - Real Property

CERTIFICATE

Recorded On: June 28, 2023 03:18 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 734072
Receipt Number: 20230628000031
Recorded Date/Time: June 28, 2023 03:18 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

SIMPLIFILE



STATE OF TEXAS

San Patricio County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas**

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

